



# Santa Barbara Trust for Historic Preservation

ATTACHMENT 1

To Bring Alive the History of Santa Barbara for Present and Future Generations

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CITY CLERK'S OFFICE  
SANTA BARBARA, CA

June 19, 2008

Santa Barbara City Council  
Santa Barbara City Clerk's Office, City Hall  
De la Guerra Plaza, 735 Anacapa Street  
Santa Barbara, CA 93101

Santa Barbara City Council,

The Santa Barbara Trust for Historic Preservation is hereby appealing the June 12, 2008, action of the Santa Barbara City Planning Commission to approve the "Application of Trish Allen, Agent for 800 Santa Barbara Street LLC, Property Owner of 800 Santa Barbara Street, APN: 031-012-028, C-2, Commercial Zone, General Plan Designation: Major Public and Institutional/Offices (MST2006-00129)". The proposed project involves the demolition of the existing 1,965 square foot one-story commercial building and the construction of a 14,747 square foot, two and three-story mixed-use building containing six residential condominium units and ten commercial condominiums totaling 4,838 square feet. The residential mix includes three [sic] three-bedroom units and one two-bedroom unit, ranging in size from 1,316 square feet to 2,249 square feet. The ten proposed commercial condominiums would be [sic] range in size from 400 net square feet to 478 net square feet. Twenty-seven parking spaces are proposed in an underground parking structure, with eleven of those spaces provided per a lease agreement with 223 E. De la Guerra Street.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create eight [sic] residential condominium units and ten commercial units (SBMC Chapters 27.07 and 27.13); and
2. A Development Plan Approval to allow 2,878 square feet of net new non-residential use (SBMC 28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332, which allows infill development within urbanized areas."

Preliminarily, we inquire as to the reason why the legally advertised project description and commission agenda list the number of proposed residential units as four, "six" and "eight."

The Santa Barbara Trust for Historic Preservation's grounds for filing this appeal are:

1. The size, bulk and scale of the proposed project are not compatible with existing surrounding developments and its setting within the El Pueblo Viejo Landmark District.
  - Regarding the El Pueblo Viejo Landmark District (EPVLD) the City of Santa Barbara Municipal Code states:

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## **22.22.100 El Pueblo Viejo Landmark District.**

A. PURPOSE. The purpose of the El Pueblo Viejo Landmark District is to preserve and enhance the unique historic and architectural character of the central core area of the City of Santa Barbara, which developed around the Royal Presidio, founded in 1782, and which contains many of the City's important historic and architectural landmarks.

As part of the EPVLD the corner property at 800 Santa Barbara Street is a critical element of downtown Santa Barbara, historically and visually, and is located across the street from the Santa Barbara Historical Museum, adjacent to El Presidio de Santa Barbara State Historic Park and immediately adjoining Anacapa School. As proposed, this project would create obvious impacts on the historical and archaeological importance of the site and neighborhood. Not only is the site immediately adjacent to the El Presidio de Santa Barbara State Historic Park, but the proposed building setbacks in the site's northerly portion are too close to the State Historic Park property which the City's General Plan supports, adversely affecting its current and future use. The City General Plan's support for the State Historic Park is not mentioned in the City's documents describing the proposed project.

- Furthermore, the City of Santa Barbara's Urban Design Guidelines contains several policies requiring that new buildings be compatible with surrounding developments, their character, landscape features, and layout. The Guidelines state on page 27, "Design the structure in a size, bulk and scale that is comparable to existing surrounding developments" and on page 25 reads, "The development should be compatible with the immediate adjacent developments." As proposed, this project, being so close to Santa Barbara Street and the north property line adjacent to Anacapa School violates the above stated City mandated requirements and other conditions stated in the document.
- Urban Landscape - The City adopted "Urban Design Guidelines," page 28 states "The preservation and protection of natural features and mature trees is highly desirable. These elements shall be incorporated into development projects to the greatest extent possible." The construction plan removes all planting and many mature trees to accommodate the parking structure and endangers others from over-excavation required for the retaining walls, waterproofing and drains. The three raised planters along De la Guerra Street over the subterranean parking structure will never come close to adequately screening the condominiums from the street. Most replacement trees would be street trees on City property on a proposed bulb-out.
- In relation to the neighborhood, there are no other three-story buildings or portions of such buildings along either frontage of Santa Barbara Street for over four blocks. This is the historically richest part of El Pueblo Viejo, and it deserves special design considerations.

2. A full Environmental Impact Report (EIR) should be prepared according to the California Environmental Quality Act (CEQA). A categorical exemption is not appropriate for this particularly sensitive location and project. The EIR should focus on all of the following impacts:

- Cultural Resources
  - i. The historic nature of the site located in the El Pueblo Viejo Landmark District and adjacent to El Presidio de Santa Barbara State Historic Park. The site was an original public open space located just outside the Presidio gates, and was used by Presidio inhabitants.
  - ii. Archaeology – A Phase II Archaeology study is needed to adequately assess this highly sensitive cultural resource (see item 3. below)




"The City began in 1782 as a Spanish presidio, or fortress, which was constructed of adobe buildings with tile roofs. A cluster of adobe residences around the presidio formed the original pueblo which became the heart of what is now the downtown area. The site of the Spanish Royal Presidio is of both archaeological and historical importance. Portions of it are contained within El Presidio de Santa Barbara State Historic Park." *Quotation from City of Santa Barbara Master Environmental Assessment, Guidelines for Archaeological Resources and Historic Structures and Sites (January 2002): 44, 2.1.*

- Views – View blockage caused by the proposed project, both of the mountains and neighborhood and of the historic structures, is a serious concern at this highly visible corner property.
  - Noise and Air Pollution – There may be possible health effects of construction and building uses on the students and residents in the immediate area.
  - Traffic and Parking – There is a lack of adequate off-street parking spaces. Only one parking space is proposed to be provided for each residential unit, and no guest parking is proposed for these units. Traffic-calming devices are proposed which need further study.
3. A more thorough archaeological investigation of the project site should be required, minimally a Phase II archaeological study.
- This project undertaking may result in serious damage to valuable historical resources adjacent to El Presidio de Santa Barbara State Historic Park. The project is located immediately outside the southeast bastion of the Presidio on the route of the 18<sup>th</sup> century El Camino Real (currently being proposed as a World Heritage Corridor), and near the Presidio's original front gate complex. Errors and omissions in the original Phase I archaeological study accepted by City staff on February 7, 2007 led to recommendations for archaeological monitoring during project construction. These errors and omissions were cited in a letter from SBTHP to the Planning Commission dated May 19, 2008 (to be submitted with supporting documents prior to the appeal hearing). Earlier the SBTHP had requested that the applicant test the site with ten shovel test pits. A summary report of the testing had been submitted by Dudek on May 13, 2008, but the results were never reviewed by the Historic Landmarks Commission (HLC) before the June 12, 2008 Planning Commission hearing.

The Santa Barbara Trust for Historic Preservation believes that the project neither complies with the City of Santa Barbara's General Plan nor with the abovementioned codes and guidelines. We request your consideration at a public hearing and that you uphold this appeal.

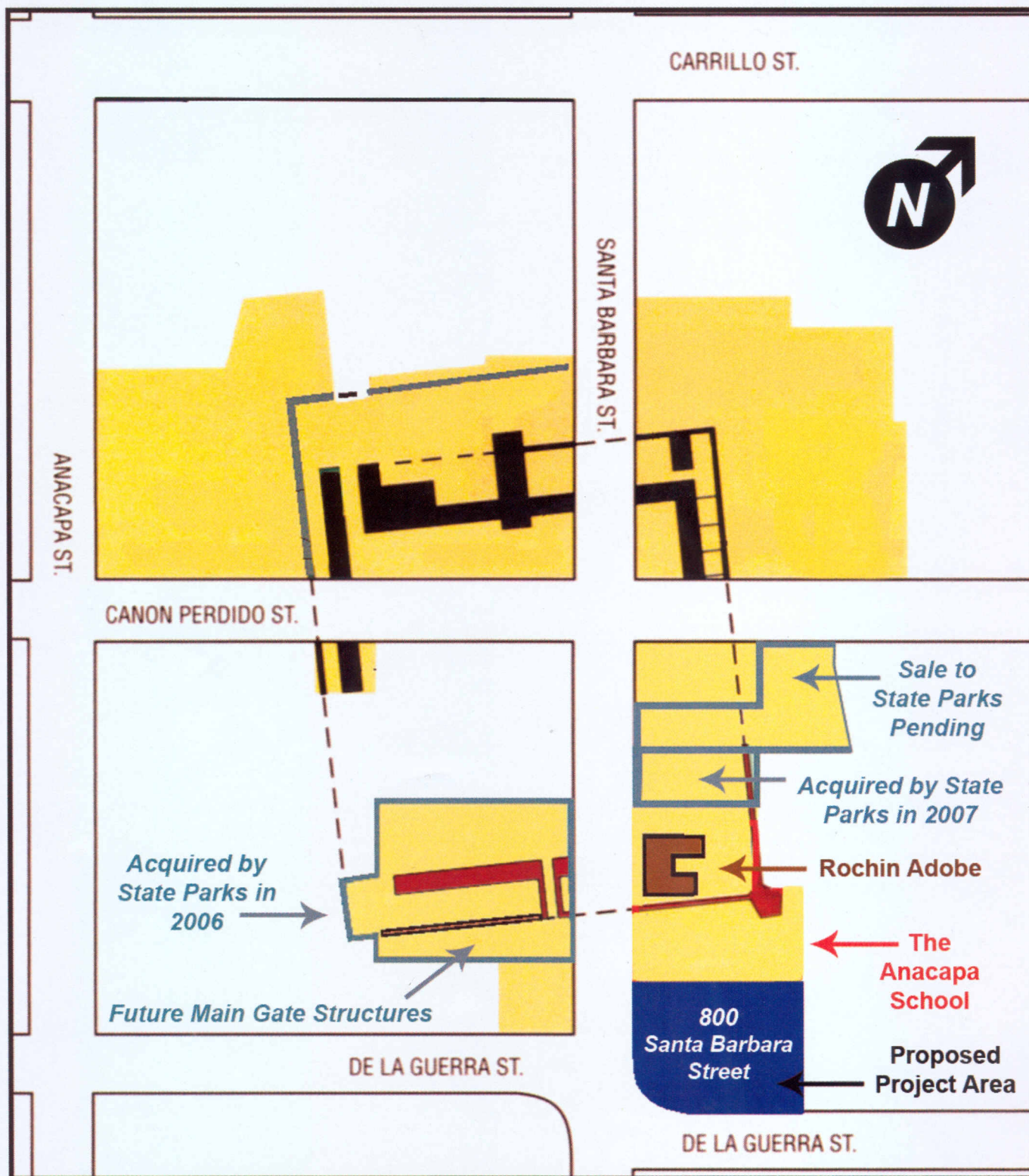
Sincerely,



**Jarrell C. Jackman, Ph. D.**  
Executive Director

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123 East Canon Perdido Street  
Santa Barbara, CA 93101  
(805) 965-0093





- El Presidio de Santa Barbara State Historic Park property
- Existing Presidio Structures

## Location Diagram

El Presidio de Santa Barbara State Historic Park,  
The Anacapa School, and  
800 Santa Barbara Street